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202B Waterloo Road, Smethwick B66 4NB

£800 Per Month

# Home with a view

A well-presented first floor flat in a convenient Smethwick location, close to local shops, transport links and amenities.







## Details

With on road parking to the front of the property and accessed via a front door entrance with internal door to the property, this modern first floor flat offers flexible living.

Upon entering, the stairs lead up to the living area and internal lobby with storage cupboard leads to the living area with window overlooking the rear of the property but could also be used as a bedroom, alternatively, the large room to the front of the property could be used as your living or bedroom area. Into the main hallway, the property continues through to the bathroom offered with part tiled walls and shower over top of the bath, W/C and hand wash basin with vanity unit. The modern kitchen with tiled splashback, integrated oven, hob and extractor hood and stainless steel sink with drainer, also comes with washing machine and fridge/freezer left as a goodwill gesture.

## Location

Waterloo Road is set in a popular part of Smethwick, with excellent local amenities right on the doorstep. A variety of shops, supermarkets, cafés and takeaways are within walking distance, while nearby Cape Hill provides further retail and everyday conveniences. The property is well placed for commuters, with easy access to Birmingham City Centre (around 3 miles away) via regular bus services, and Smethwick Galton Bridge and Rolfe Street train stations offering quick rail connections across the West Midlands. The M5 motorway is also just a short drive, linking to the wider motorway network. Local parks, gyms and leisure facilities are close by, making it a great location for both work and downtime.





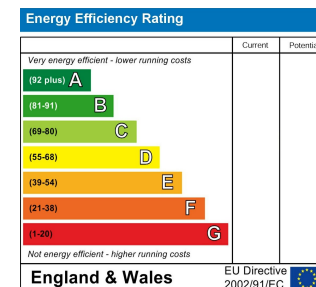


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**VIEWINGS:** View by appointment only with Grove Properties Group. Opening times:

Monday – Thursday 9.00AM to 5.30PM.

Friday 9.00AM – 5.00PM.

Saturday 9.00AM – 1.00PM.

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